



**SIXTY WEST SEVENTIETH STREET
OWNERS CORP**

60 West 70th Street
New York, NY 10023
(212)963-5924

30 June 2003

Dear Honourable Tierney

For your information, the above-cited 5-unit cooperative, for which I represent, is a well-preserved Queen Anne style rowhouse at midblock on West 70th Street, which is within the Landmark West Historic District. Over time, the tenant-shareholders of this co-op have spent much time, money and effort to restore our building to its original architectural integrity. As you may recall, in 1998 we were honoured with an award from Landmark West for the restoration of our front stoop. Prior to this award, our effort to restore the stoop was featured in an article in the Real Estate section of the Sunday NY Times. We are concerned and proactive about preserving our building and neighborhood!

We understand that the NYC Landmark Preservation Commission is meeting tomorrow, 1 July, to consider the approval of a proposed 15-story residential tower on 3 adjacent rowhouse-sized parcels at midblock on our block (*behind the Spanish & Portuguese Synagogue*). I truly regret that I will not be able to attend, hence this urgent letter.

On behalf of the tenant-shareholders of our building, we respectfully request the Commission not to approve the proposed construction of this tower for the following reasons:

- 1. The proposed tower would mortally injure the beauty, harmony and character of this unique park block of predominately well-preserved 19th-century historic rowhouses** (*fortunately, there are no post-war buildings on this block*).
- 2. The height, width, bulk and character of the proposed 15-story luxury modern tower does not conform with, and is profoundly out-of-scale to the 4-5 story 19th century historic rowhouses on this block.**
- 3. The proposed tower would create an unwelcome shadow on this block from early morning through mid afternoon.**
- 4. Approval of this project will set a precedence for other profit-oriented developers to acquire several adjacent rowhouses near Central Park West or Columbus Avenue for the purpose to construct similar towers. The ploy may be to preserve the facades of the rowhouses in order to construct the tower behind them** (*as on the SW corner of Fifth Avenue & W. 56th Street*).